

West View Shores Community News

Summer Ends

Summer is over and fall is on its way. The weather has been cool and clear for the past couple of weeks and West View Shores has still been busy on the weekends as well as through the week. Some thanks need to be expressed to the people who have kept the community looking so nice for us. The mowing has been done by **Ed Lavin, Dave Nestel, Howard Gipe, Al Hazelton, Bob Kern, Faye Miller and Rocky Quinn**. When you see these folks, let them know how much you appreciate the work they have done.

New Board Members Elected

New board members and a new president of the Civic Association were elected at the Annual Meeting on September 1st. The new president is **Valerie Woodruff** who has just completed two years of a three year term as Director at Large. Board members elected are Director Central **Rocky Quinn**; Director West **Rick Hinkle**; Director East **Diane Perrymore**; Director at Large **Ellie Leuliette**; Director East **Rose Kannuck**. The board subsequently confirmed the appointment of **Dottie Hemphill** to fill the remaining year of Valerie's term as Director at Large. Her appointment will be confirmed by the community at the Spring meeting.



President's Message

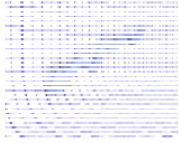
It is my hope that we can all do our part to help the community come together as a true community again. We have had some serious challenges over the past few years, but we must put the controversy behind us and begin to work together for the good of the entire community. If you have suggestions that can help, please feel free to contact me. All constructive suggestions are welcome.

Valerie Woodruff

vwoodruff7@comcast.net

Cell 302-242-1573





Budget Passed & Assessments Decided

The Fiscal Year 2013 Budget was passed. The budget covers the period from January 1 through December 31, 2013. The total budget amount (\$39,950) includes the projected expenses of the community for the year (\$19,475) and an amount that will be set aside as a reserve for capital improvements (\$17,475.00) such as major repairs/rebuilding of the pier, resurfacing roads, purchase of needed equipment. The capital improvement funds will be kept separate from main budget. Any expenditure will be approved by the community.

The assessment for 2013 will be \$245.40 for developed lots (with homes on them) and \$10 for undeveloped lots. Letters requesting payment will be mailed to every property owner in December 2012 and will be due January 31, 2013.

Capital Improvement Committee

A Capital Improvement Committee was formed at the meeting. **Steve Modzelewski** will chair the committee. Members who volunteered to serve include **Kim Bennett, Bob Candy, Howard Gipe, Dick Leuliette, Woody Steele, and Tim Townes**. They will report annually to the Board and to the community.

Roads...Equipment...Pier...Community BuildingRevetment... Beaches...



Community Meeting Changed



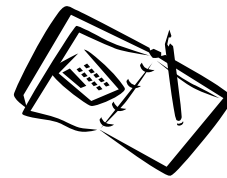
Mark Your Calendars for:

May 18, 2013

August 24, 2012

The community voted to change the dates for the Spring and Fall meetings to the Saturday of the weekend prior to Memorial Day and the Saturday of the weekend prior to Labor Day. Notice of the meetings will be made in the newsletter, on the website and on the bulletin boards and announcement board at the entrance to the community.

Reconstruct Shareholder Ledger



The community voted to direct the Board to reconstruct the shareholder ledger so that we will have an accurate list of shareholders. The original ledger has not been returned to the Civic Association since the settlement of the lawsuit and the judgment and order of the State Court. The Board has a tentative list; however, share ownership has not been verified. You will be receiving a letter about this matter shortly. **Tim Townes, Helena Davidson, and Rose Gipe** will be coordinating the effort.



Summer Trash Collection Considered

Trash collection was discontinued two years ago by vote of the community. The Roundtable Committee asked that this be revisited and the Board at its September 14 meeting did so. Below is information to be considered as we move forward.

Waste Industries	\$75.15/Qtr.
(Residents receive \$13.50 discount/quarter).	
Summer Only	\$79.00

Upper Chesapeake Sanitation	\$60.00/Qtr.
Senior Citizen	\$54.00/Qtr.
Summer Only (same)	\$60.00/Qtr.

Note: Waste Industries collects on Monday; Upper Chesapeake collects on Thursday. Most residents currently use Waste Industries or Stemmers Run.

If any trash removal is organized and managed by the Civic Association, the cost for the service will have to be incorporated into the budget and will therefore raise the annual assessment. In order for this to be fairly administered, everyone who owns a developed lot would have to pay their assessments. Otherwise, some of us will be paying for a service for those who don't pay. This is the current situation with regard to other services such as mosquito spraying, snow removal, insurance payment, pier and community property maintenance.

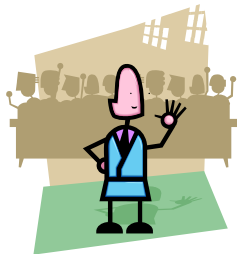
Community Activities

The Roundtable Surveys said that folks would like to have more community activities. Some of the activities suggested include: Sand Castle Building Contest, Community Crab Feast, Halloween party, Christmas in July, Community Yard Sale, Spring/Fall Cleaning Day with donations to local charity, Sailing/Kayaking/Boating groups and/or competitions, Golf Cart Decoration Competition and Parade, Wood Fest.

The Board has researched what our insurance will cover. Our insurance will cover most activities that are sponsored by the Civic Association; however, there are specific precautions we must take. For example, if we have a golf cart parade, each golf cart participant must be sure their home owners insurance covers the golf cart. Likewise for any activity involving boats; the boats need to be insured or covered by the owners' home owners insurance.

Our insurance will not cover any event sponsored by anyone other than the Civic Association. Such an event must have event insurance plus liquor liability if liquor is being served. Any vendor providing food must also show proof of insurance.

Anyone who is interested in any of these activities should sign up for the Activities Committee and indicate which activity he/she would like to coordinate. Just a few people on the Activities Committee cannot possibly coordinate every activity.



Committees

There are several committees in the community. We would like to invite anyone who is interested in helping to contact the chair of the committee. The committees are **Activities**—Chris Payne Chair, **Community Directory**—Ellie Leuliette Chair, **Beach Clean Up**—Diane Perrymore Chair, **Welcome/Sunshine**—Rose Gipe Chair, **Common Area Maintenance**—Rocky Quinn Chair, **Capital Improvement**—Steve Modzelewski Chair, and **Local Community Service**—Dottie Hemphill and Rose Kannuck Co-Chairs. The Local Community Service is new and will work on ways the WVS community can provide assistance to the local community. For example, reading to children at the Head Start or Cecilton Elementary School, being a mentor for a student in one of the local schools. The Adopt a Road activity has been moved to this committee.

Be a Good Neighbor

Are you willing to help your neighbors? Do you have a skill or something you enjoy doing that might be of service to your neighbors. If you are willing to be a dog walker or dog sitter, or help with errands for the elderly, or take a neighbor to an appointment or some other task, please send an email to the committee:

webcommittee@westviewshores.org

We will list all volunteers in next newsletter.



Enjoy the cool clear, fall weather. Stay informed and involved in West View Shores.

Newsletter

We would like the newsletter to be more people oriented and to include announcements of births, weddings, new neighbors, neighbors who have moved away, deaths, and other events. Please send information to **Rose Kannuck** who has volunteered to send cards and who can be sure the information is included in the next newsletter.

We learned recently of the passing of **Mr. Robert Dannaker**, a longtime resident of the community. We want to express our sympathy to Mrs. Dannaker and to his family.

Website

Please review the West View Shores website www.westviewshores.org to find news, announcements, minutes of community meetings, and other information. You will find headings for Calendar, Events, News, Meeting Minutes, Past Events, and History. If you have a question or constructive suggestion, you can contact the Board by clicking on Contact Us on the Home Page of the website.

By-Laws

Last, but certainly not least, the board will be working with members of the community to develop by-laws that will govern West View Shores. We are in an unusual situation given our corporate status due to shares and our desire to ensure fair participation for everyone whether or not they own shares. The Board voted to change our charter to remove the Class B shares. We hope to be able to move forward soon and will report our progress to you.